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January 7, 2019

Lexington-Fayette Urban County Planning Commission
Lexington-Fayette Urban County Government
101 East Vine Street
Lexington, KY 40507

Re: Zone Change for a portion of 3330 Todds Road from Agricultural-Urban (A-U) zone to High Density Apartment (R-4) Zone.

Dear Planning Commission Members:

We represent Clover Communities and on its behalf have filed a zone change request for a portion of the property located 3330 Todds Road (the "Property"). The Property contains 8.94 net (8.94 gross) acres and is proposing a four story, 128 unit housing development for senior citizens. The Applicant's request is to rezone the Property from Agricultural-Urban (A-U) zone to High Density Apartment (R-4) Zone.

Clover Communities is a company that specializes in developing housing opportunities for the senior population. Formed in the 1980's Clover has completed over twenty (20) similar projects in a variety of states including New York, Ohio, and Pennsylvania. There are several new developments planned in these areas as well as Kentucky, Indiana, and Michigan. Since its entry into the senior housing market, Clover has not sold a single property. The company develops, constructs, owns, and operates its senior properties long term. A typical Clover resident comes from a five mile radius of the proposed development. They are seniors who want to remain in their community close to family, friends, religious places of worship, and medical providers, but who no longer want the responsibility of living in their own home or condominium. The average age of a Clover resident is 82 years old.

This request is in agreement with the Comprehensive Plan as the proposed project meets several of the Goals and Objectives of the Comprehensive Plan. The need for senior housing has been much discussed in Fayette County for many years due to our aging population. It is a key part of the 2013 Comprehensive Plan and a major part of the discussion for the current Comprehensive Update process. Not only is this proposal bringing much needed senior housing units to Lexington, but also this proposed development will absorb underutilized land inside the Urban Service Area to expand the housing choices within the immediate area in a manner that respects the character of that area and allows the existing church use on the balance of the property to continue. Moreover, since the site of the proposed development is amongst existing neighborhoods and in close proximity to the arterial Man O'War Boulevard and the commercial centers of Hamburg, Todds Road, and Mapleleaf Drive, it is ideally situated for vehicular and pedestrian transportation for the target residents. In addition to providing conveniently located senior housing, this application is in conformity with the following provisions of the 2013

Comprehensive Plan:

THEME A: GROWING SUCCESSFUL NEIGHBORHOODS

Goal 1: Expand Housing Choices.

Objectives:

- a. Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development.
- b. Plan for housing that addresses the market needs for all of Lexington-Fayette County residents, including, but not limited to, mixed-use and housing near employment and commercial areas.
- c. Plan for safe, affordable and accessible housing to meet the needs of older and/or disadvantaged residents.
- d. Create and implement housing incentives that strengthen the opportunity for economic development, new business and jobs, including, but not limited to, higher density and housing affordability.

Goal 2: Support Infill and Redevelopment Throughout the Urban Services Area as a Strategic Component Of Growth.

Objectives:

- a. Identify areas of opportunity for infill, redevelopment and adaptive reuse that respect the area's context and design features whenever possible.
- b. Implement innovative programs, such as the land bank, to facilitate sustainable development, including but not limited to, affordable housing and commercial and economic activity.

Goal 3: Provide Well Designed Neighborhoods and Communities.

Objectives:

- a. Enable existing and new neighborhoods to flourish through improved regulation and expanded opportunities for neighborhood character preservation and public commitment of expanded options for mixed-use and mixed-type housing throughout Lexington-Fayette County.
- b. Strive for positive and safe interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.

THEME E: MAINTAINING A BALANCE BETWEEN PLANNING FOR URBAN USES AND SAFEGUARDING RURAL LAND

Goal 1: Uphold the Urban Services Area Concept.

Objectives:

- a. Continue to monitor the absorption of vacant and underutilized land within the Urban Services Area.
- b. Encourage compact contiguous and/or mixed-use sustainable development within the Urban Services Area as guided by market demand to accommodate future growth needs.

Goal 3: Maintain the Current Boundaries of the Boundaries of the Urban Services Area and Rural Activity Centers; and Create No New Rural Activity Centers.

The proposal is also consistent with the Comprehensive Plan's Land Use Change Consideration:

1. The Change will address a community need, such as providing housing needs.
2. The proposed land use enhances, and is compatible with, adjacent land uses.
3. The land use will promote housing located in close proximity to existing employment centers.
8. The existing utility and transportation networks will accommodate the new land use.
9. Underutilized land should be promoted for greater utility (and) function and/or residential density.
11. The proposed use or development will provide a mix of housing types (adding to the existing housing types in the surrounding area).
12. The use will enhance reinvestment in neighborhoods ... and improve accessibility for all citizens.
13. The land use should maximize opportunities to accommodate future growth within the Urban Services Area, include land that is underutilized, vacant or planned for a reuse.

Further, the proposal meets several of the key additional considerations for land located outside of the downtown area in the Urban Service Area:

1. A greater intensity of land use should be concentrated along minor and major arterial roadways...
2. Where residential density, and existing infrastructure are adequate to support the use, and the adjacent uses are compatible, the development should create more walkable neighborhoods...

4. An effective buffer or transition between different intensities of adjacent land uses should be provided.
5. The use shall provide a service deemed beneficial for the immediate area.
6. Developments that improve the livability of existing neighborhoods by adding compatible uses and compatible urban design should be encouraged.

In addition to compliance with the Comprehensive Plan, the request is justified because the existing zoning is inappropriate and improper and the proposed zoning is appropriate. The current zoning is A-U and is not suitable for agricultural use as most of the surrounding area has developed as residential subdivisions and a church. As the Planning Commission is aware, the intent of the A-U zone is one of a holding zone until proper public facilities and services are adequate to serve urban uses. The Property already has sewer available and is able to be seamlessly tied into the surrounding transportation system. Simply put, it is prime land to be developed, especially for the proposed elderly housing; as such the Agricultural-Urban zoning is clearly inappropriate. On the other hand, the proposed R-4 zoning is appropriate as the Property has been inside the Urban Service Area and slated for residential development since at least 1980. The R-4 zoning will allow the Property to be developed for a use that is a clear need for our community as urged by LFUCG's Comprehensive Plan and consistent with adjacent zoned parcels and the types and densities of residential uses in the area.

Clover proposes to construct a four-story building with a 37,100+/- foot print, totaling 149,200+/- square feet. A total of 128 dwelling units are proposed. The development provides three configurations of apartment. Unit sizes are 600 square feet (1-bedroom/1-bathroom units), 750 square feet (2-bedroom/1-bathroom units), and 890 square feet (2-bedroom/1.5-bathroom units). The building proposes approximately 4,900 square feet of resident storage space. A total of 120 parking spaces are proposed and includes 90 surface spaces, 6 ADA spaces, and 24 garages. One access driveway is proposed on Todds Road, with the stub street of Putter Lane being terminated on the site through the use of a hammerhead turnaround design.

The proposed building is a 4-story wood framed structure. The facades of the building are designed to provide aesthetically pleasant residential proportions rather than an institutional feel. They boast a combination of heavy duty vinyl siding and cultured stone on visible elevations done in complementary color schemes. With contrasting, multi-sized gables interplaying with the apartment patios, a pleasant texture to the facades avoids the flat institution feel of similar style developments. The facades are complemented with double-hung windows, many of which are accented with decorative shutters done in a contrasting color. Although the main roof is a 5:12 pitch, gables with a 12:12 pitch are added to emphasize the residential nature of the facility. They are highlighted with an accent colored board and batten siding to add to the texture of the building. Half-round windows and decorative railings highlight the main entrance for ease of access and the building is topped off with pitched roofs covered in architectural asphalt shingles. The building is designed to stress energy efficiency and create pleasant aesthetics for residents.

The development provides active and passive recreational spaces in the building and around the site. On the exterior, the development has a courtyard with a patio used for outdoor seating and residential dining opportunities and a recreational area. There is a substantial

walking path with park benches that surrounds another recreational area with several proposed outdoor amenities. On the interior, there is also recreational space with a community room on the first floor that will feature a kitchen (for resident use), library, and sitting area with the common patio area adjacent. The second level provides a community family room and a resident-only beauty salon, while the third floor is the location of the game room. In addition to each unit having laundry facilities, a central laundry facility is also available along with trash collection.

Clover believes the site is an excellent location for independent senior housing. Our team looks forward to discussing the project with Planning Commission at its February public hearing in order to make a complete presentation of this application and request your favorable consideration.

Best Regards;

Stoll Keenon Ogden PLLC

A handwritten signature in blue ink, appearing to read "N. Nicholson", is positioned above the printed name.

Nick Nicholson